



Here are three of the 22 new homes built so far in Surf Pines tract, with Barney Lucas, right, who developed the project, show-

ing the sights to Steve McNeill, Seaside writer. Lucas expects considerable of a construction boom to begin there soon.



Four girls home from U. of Oregon for spring vacation stand beside a new lake built by Barney Lucas in Surf Pines as a resting place for

water fowl. Left to right, Kathy Struever, Barbara Kendall, Patty Lucas, Ann Babson. Lucas may deed the lake to the state.

Surf Pines Project Sells Well; Lucas Sees Liquidation Near End

Sale of property in the Surf Pines residential development on Clatsop beach is proceeding briskly this year and Barney Lucas, developer of the district, is hopeful he may complete liquidation of his investment there by next fall.

Lucas said that he has sold 56 beach front tracts of an acre and a half each and has only 17 more left to be sold—1800 feet of beach front still to sell out of a total of three miles.

In addition to the 56 tracts, Lucas has sold off two large tracts, one on the south of Surf Pines totalling 75 acres, and one on the north side totalling 40 acres, to individual buyers.

Washingtonians Buy

Lucas has completed sale of 26 larger tracts fronting on Sunset lake, on the eastern boundary of Surf Pines, ranging from 2½ up to 10 acres.

Many of the recent purchasers have been Seattle people or others from Washington, who have come to Oregon for summer homes and retirement homes because such property no longer is available on the Washington ocean shore, Lucas said.

Many physicians and dentists have bought tracts, either for in-

vestment or for retirement homes.

22 Homes Built

Lucas said that some 22 dwellings have already been built in the tract. Two are under construction this spring, and a sharp upturn in dwelling construction is likely to occur in the immediate future, Lucas said.

Lucas estimated he has invested a quarter of a million dollars in purchase of land and installation of utilities, including underground telephone, power and water services.

Surf Pines is way out ahead of Pacific Power and Light company, which recently announced plans to tap underground water resources in the beach lands north of Coos Bay. Lucas said that two wells, each equipped with a pumping station, are providing ample water supply for present and future needs in the tract.

Much Road Built

Lucas has built more than six miles of roads and is adding another mile of new roads this spring. He also has cleared out a valley in the dunes to provide a new lake about a half mile long, with a year-round water supply, and plans to deed it to the state game department for a resting place for mi-

gratory waterfowl.

Lucas, who has been developing beach property in northwest Oregon for 21 years, started the Surf Pines project in 1945 when he acquired a half mile of beach front property from the county. Since then he has gradually been buying more until the entire residential development extends for more than three miles along the beach front.

Much Planting Done

Lucas has done extensive planting of pines and Scotch broom, until the entire area is a small woodland of five-year-old pines. He has also planted multitudes of daffodils along the roadsides, which are now in full bloom.

Lucas said Surf Pines is probably the largest ocean front development in Oregon, with more beach than Seaside and Gearhart combined.

The development was made possible by the work of the US Soil Conservation service and Warrenton Dune Soil Conservation district in reclaiming former waste dune-land.

Lucas has supplemented plantings of these agencies with his own plantings and is the largest individual planter of trees in the area.

He said Bryson Lausch, US Soil

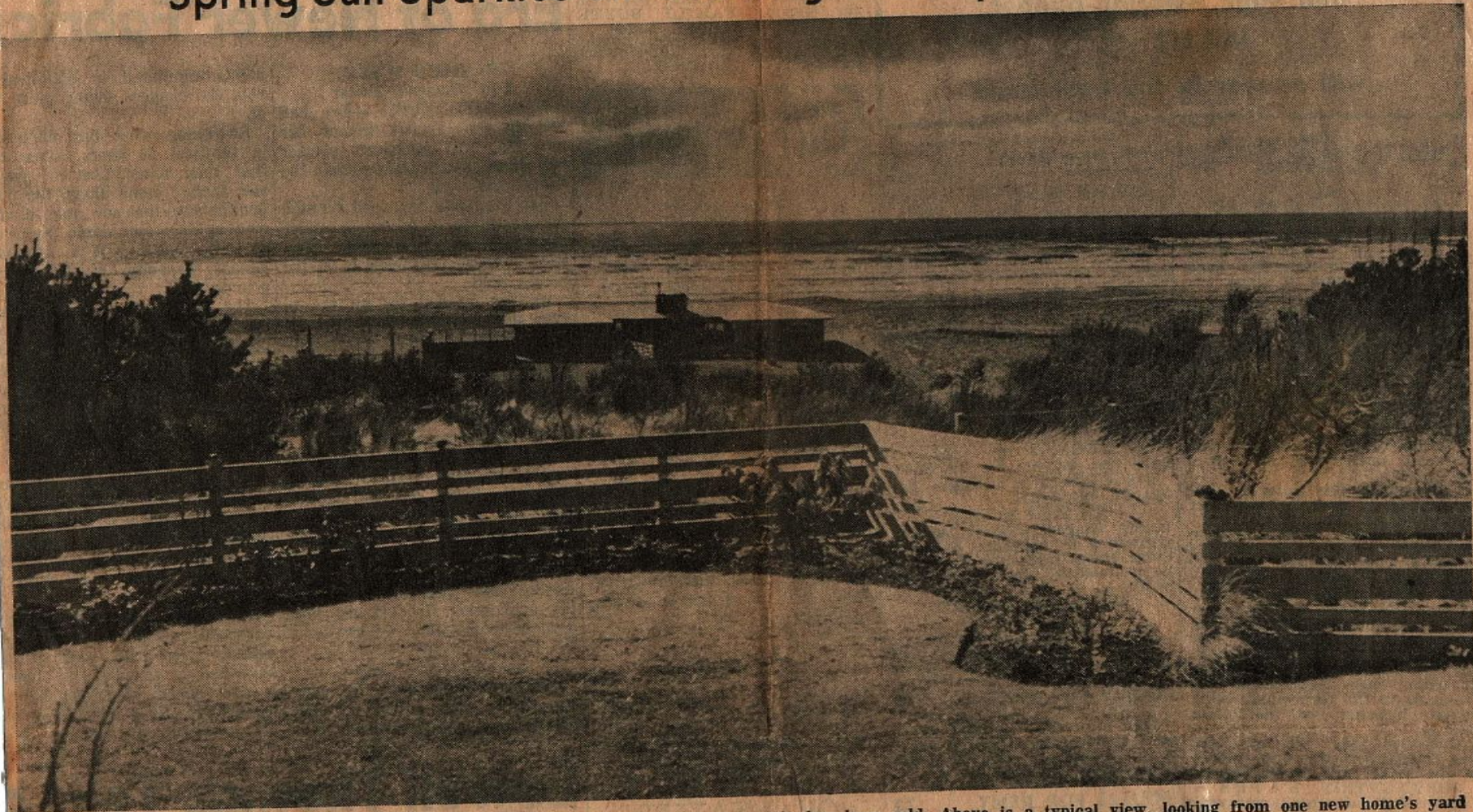
World Traveler, is probably America's leading authority on that there were more than

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renter moved his furniture from Seaside to Astoria. May we quote

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Spring Sun Sparkles on Growing Clatsop Development



Here are views of Surf Pines, a quarter million dollar real estate development on Clatsop Plains duneland, where developer Barney Lucas reports most of the prop-

erty has been sold. Above is a typical view, looking from one new home's yard toward the ocean. Residence in background is owned by Steve Wilcox, Portland.